

FOR SALE

1204 Canton Highway
Cumming, Forsyth County,
Georgia



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Office/Shop



Residence

- 1.32 +/- Acres
- 4,000 +/- SF Office with Shop w/ (1) 12' wide x 15' tall drive-thru overhead doors & (3) 12' wide x 15' tall overhead doors
- 1,300 +/- SF Residence
- Solid traffic counts (20,797 AADT Estimate-2014)
- Hard Corner Site (~216' of frontage on Canton Highway and ~272' of frontage on Smithdale Road)
- Public utilities (sewer nearby)
- ~3 miles NW of Downtown Cumming

Potential Commercial!

Redevelop or use as is. Also potential to subdivide the existing residential and office/shop uses. Excellent frontage and exposure to Canton Highway traffic. Site currently zoned —



SPC

State Properties Commission
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(404) 463-1860